

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 13th Date of Posting: 2/15/89
Posted for: Edward H. Katz, et al.
Petitioner: Arthur H. Katz, et al.
Location of property: 5/5 Pulaski Hwy, 62' NE c/l Rosville Blvd
Location of Sign: Facing North on Rosville Blvd, at present
Remarks: of P.H. Katz
Posted by: J. Robert Haines Date of return: 2/15/89
Number of Signs: 2

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
20th day of January, 1989.

Petitioner Arthur H. Katz, et al.
Petitioner's Attorney Richard H. Trainor

Received by: J. Robert Haines
Chairman, Zoning Plans
Advisory Committee

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

Date: 2/14/89

Signet Bank
7 St. Paul Street
Baltimore, Maryland 21202

ATTN: ROBERT GALLERY

RE: Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 89-349-SPHA
5/5 Pulaski Highway, 62' NE c/l Rosville Blvd.
15th Election District - 8th Councilmanic
Legal Owner(s): Arthur H. Katz, Trustee for the benefit of Alan Katz and Barbara
Gerstley
HEARING SCHEDULED: TUESDAY, FEB. 28, 1989 at 10:00 a.m.

Gentlemen:
Please be advised that \$ 112.35 is due for advertising and posting of
the above-referenced property. All fees must be paid prior to the hearing.
Do not remove the sign and post set(s) from the property from the time
it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED
ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring
it along with the sign(s) and post(s) to the Zoning Office, County Office
minutes before

BALTIMORE COUNTY, MARYLAND No. 08592

OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 2/28/89 ACCOUNT R-01-615-CCO

AMOUNT \$ 112.35

RECEIVED FROM Trust Realty Co.

FOR P.A. 2/28/89 hearing 89-349-SPHA

6 8000 *****112353

VALIDATION OR SIGNATURE OF CASHIER

WHITE-CUSTOMER PINK-AGENCY YELLOW-CUSTOMER



Dennis F. Rasmussen
County Executive

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
494-3353

J. Robert Haines
Zoning Commissioner

January 23, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act
and Regulations of Baltimore County will hold a public hearing on the property
identified herein in Room 106 of the County Office Building, located at 111
W. Chesapeake Avenue in Towson, Maryland as follows:

Petitions for Special Hearing and Zoning Variance
CASE NUMBER: 89-349-SPHA
5/5 Pulaski Highway, 62' NE c/l Rosville Blvd.
15th Election District - 8th Councilmanic
Legal Owner(s): Arthur H. Katz, Trustee for the benefit of Alan Katz and Barbara
Gerstley
HEARING SCHEDULED: TUESDAY, FEB. 28, 1989 at 10:00 a.m.

Special Hearings: An amended site plan in Case No. 87-471-A.
Variance to permit a variance from section 409.2(c)(4) to permit parking within
0 feet from a street right of way in lieu of the required 8 feet.

In the event that this Petition is granted, a building permit may be issued
within the thirty (30) day appeal period. The Zoning Commissioner will, however,
entertain any request for a stay of the issuance of said permit during this
period for good cause shown. Such request must be in writing and received in
this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

cc: Mr. Arthur H. Katz
Signet Bank/Robert Gallery
Benjamin Bronstein, Esq.
David Thaler
File

Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 17, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Benjamin Bronstein, Esquire
29 W. Susquehanna Avenue
Suite 205
Towson, MD 21204

RE: Item No. 236 Case No. 89-349-SPHA
Petitioner: Arthur H. Katz, et al
Petition for Special Hearing

Dear Mr. Bronstein:

The Zoning Plans Advisory Committee has reviewed the plans
submitted with the above referenced petition. The following
comments are not intended to indicate the appropriateness of
the zoning action requested, but to assure that all parties are
made aware of plans or problems with regard to the development
plans that may have a bearing on this case. Director of
Planning may file a written report with the Zoning Commissioner
with recommendations as to the suitability of the requested
zoning.

Enclosed are all comments submitted from the members of the
Committee at this time that offer or request information on
your petition. If similar comments from the remaining members
are received, I will forward them to you. Otherwise, any
comment that is not informative will be placed in the hearing
file. This petition was accepted for filing on the date of the
enclosed filing certificate and a hearing scheduled
accordingly.

Very truly yours,

JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. David Thaler
D. S. Thaler & Assoc.
11 Warren Road
Baltimore, MD 21208

Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

January 11, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Attn: James Dyer

Re: Baltimore County
Signet Bank
Zoning meeting 12/27/88
S/S Pulaski Highway
MD 40-E
S/E corner of
Rosville Boulevard
Item #236

Dear Mr. Haines:

After reviewing the submittal for a variance to permit
parking within 0 feet from a street right-of-way line, in lieu of
the required 8 feet, we find the plan acceptable.

Very truly yours,

Gregory J. Mills, Jr.
Gregory J. Mills, Jr.
Chief Bureau of Engineering
Access Permits

LB/es

cc: D.S. Thaler and Associates Inc.
Mr. J. Ogle

RECEIVED
JAN 13 1989
ZONING OFFICE

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 443-7451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 405
Towson, Maryland 21204
(301) 887-3554

January 17, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers
137, 236, 248, 249, 250, 251, 254, 256, 257, and 258.

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/lwv



Dennis F. Rasmussen
County Executive

Baltimore County
Fire Department
Towson, Maryland 21204-2586
494-4300

Paul H. Reincke
Chief

January 12, 1989

J. Robert Haines, Zoning Commissioner
Office of Planning & Zoning
Baltimore County Office Building
Towson, Maryland 21204

RE: Property Owner: Legal Owner: Arthur H. Katz, Trustee for the
benefit of Alan Katz and Barbara Gerstley
Contract: 16888-1 "Signet Bank"
Location: SE side of Pulaski, 62' NE the c/l of
Rosville Blvd.
Item No.: 236 Zoning Agenda: Meeting of 12/27/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this
Bureau and the comments below marked with an "X" are applicable and required
to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be
located at intervals of feet along an approved road in accor-
dance with Baltimore County Standards as published by the Depart-
ment of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at
EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the
Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall
comply with all applicable requirements of the National Fire Protec-
tion Association Standard No. 101 "Life Safety Code," 1976 edition
prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Paul H. Reincke NOTED & APPROVED: Paul H. Reincke
Planning Group Fire Prevention Bureau
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

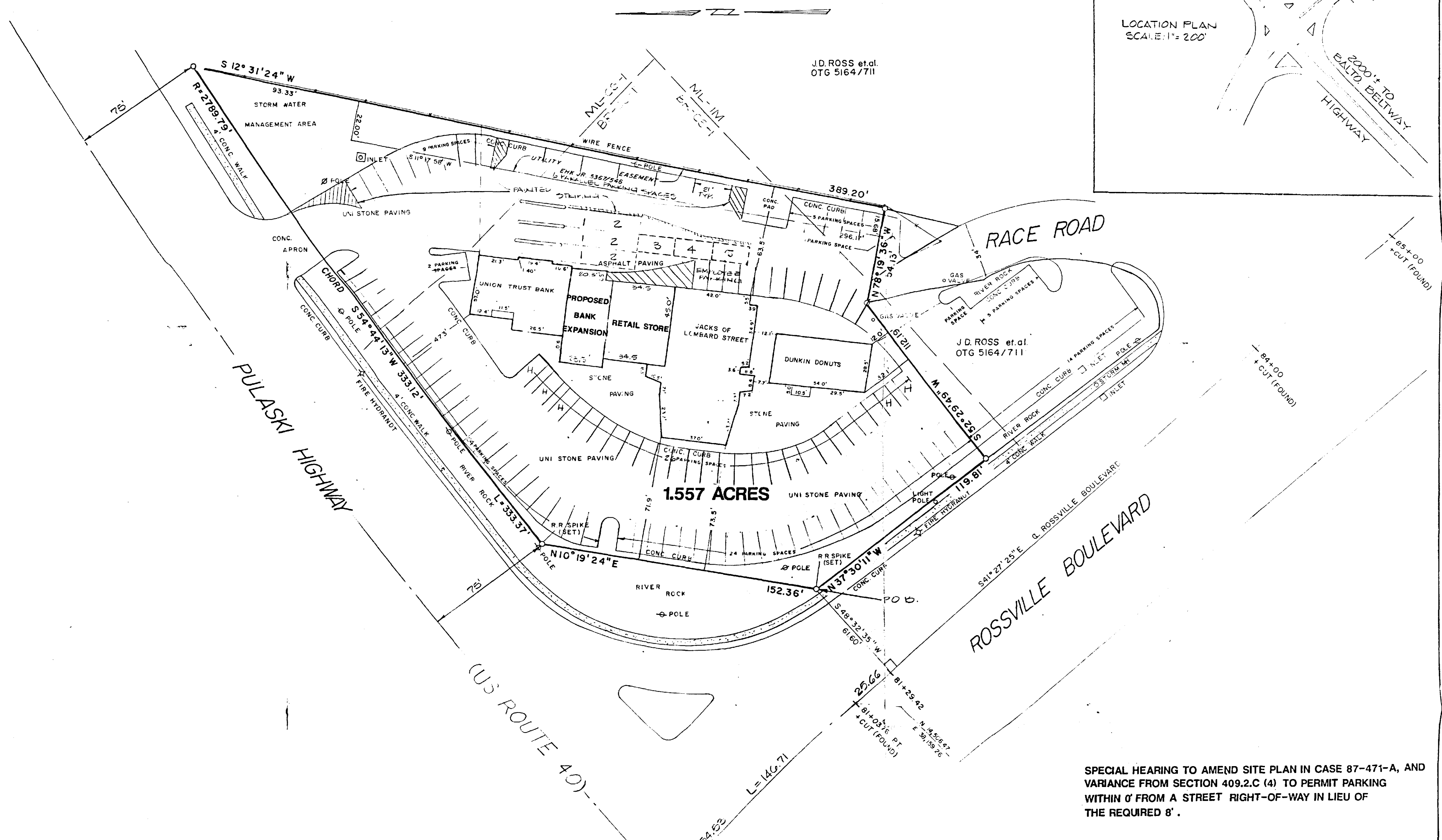
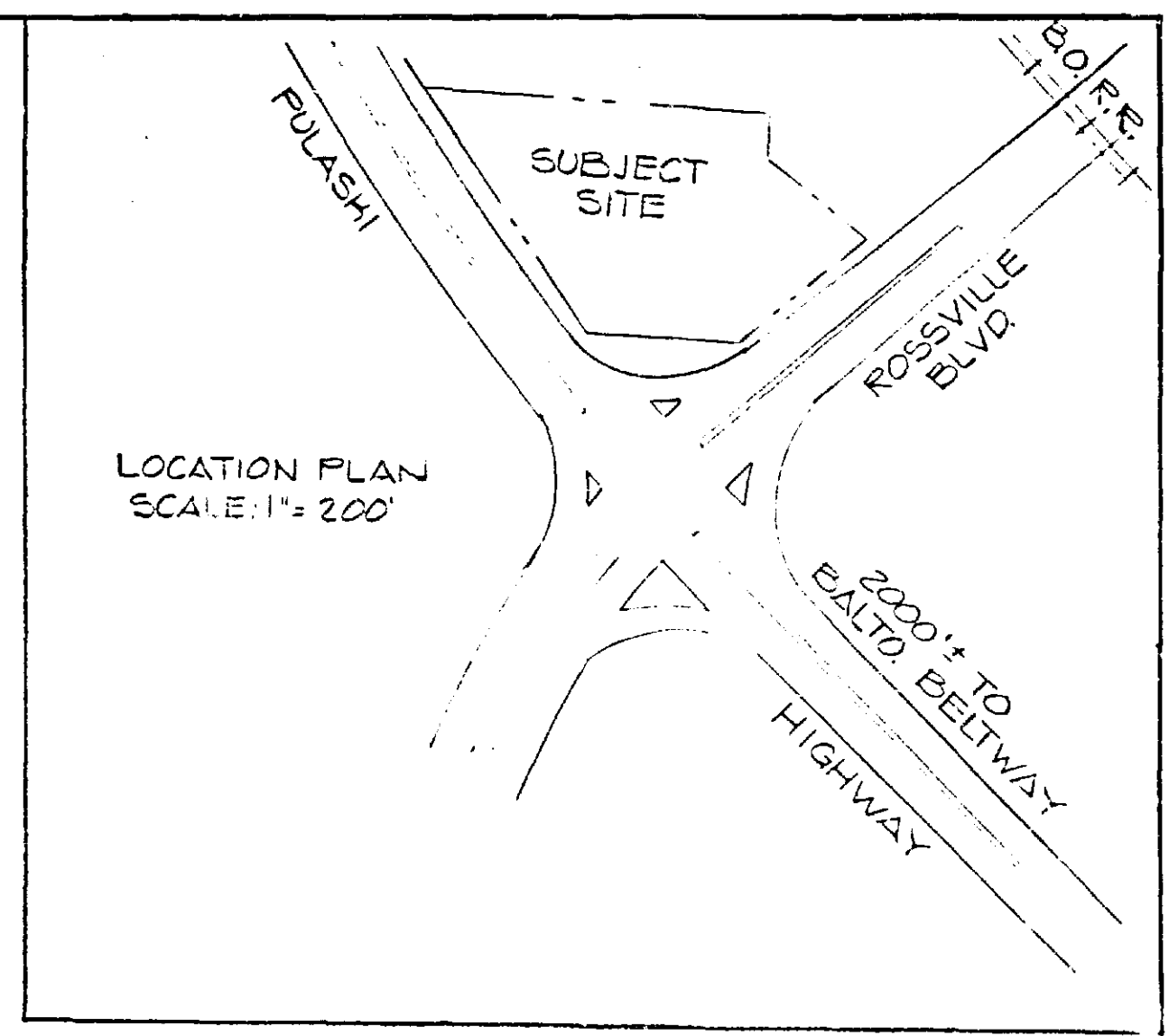
J. Robert Haines
TO: Zoning Commissioner Date: February 23, 1989
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Arthur Katz
Zoning Petition No. 89-349-SPHA

The Office of Planning and Zoning is not opposed to the above petition;
however, a landscape plan, including streetscape should be reviewed and
approved by the County Landscape Planner.

PK/sf

RECEIVED
FEB 23 1989
ZONING OFFICE

CPS-008



PARKING TABULATION

AREA OF JACKS OF LOMBARD: 3800 S. YALOW: 76 SPACES
 AREA OF DUNKIN DONUTS: 1500 S. YALOW: 30 SPACES
 AREA OF RETAIL STORE: 1300 S. YALOW: 7 SPACES
 AREA OF SUGNET BANK: 3800 S. YALOW: 11 SPACES
 TOTAL PARKING SPACES REQUIRED: 124 SPACES
 TOTAL PARKING SPACES PROVIDED: 107, AS PERMITTED BY ORDER OF ZONING COMMISSIONER CASE # 87-471-A

TYPICAL PARKING SPACE IS 8.5' X 18'
 HANDICAPPED SPACES REQUIRED: 5
 HANDICAPPED SPACES PROVIDED: 5

OWNER

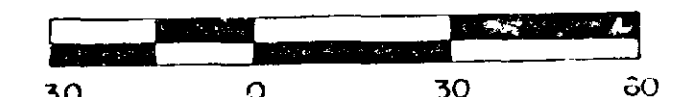
ARTHUR KATZ, TRUSTEE FOR THE BENEFIT OF
 ALAN KATZ AND BARBARA GERSTLEY
 c/o LENNOX REALTY
 3 SHAWAN ROAD
 COCKEYSVILLE, MD. 21030

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING AND VARIANCE

PULASKI HIGHWAY & ROSSVILLE BLVD.

SCALE: 1" = 30'
 ELECTION DISTRICT 15

BALTIMORE COUNTY, MD
 NOVEMBER 15, 1988



D.S. THALER & ASSOCIATES INC.
 CIVIL ENGINEERS LAND SURVEYORS
 11 WARREN ROAD - BALTIMORE, MARYLAND 21208
 (301) 484-4100



#236
**PETITIONER'S
 EXHIBIT 1**

SPECIAL HEARING TO AMEND SITE PLAN IN CASE 87-471-A, AND
 VARIANCE FROM SECTION 409.2.C (4) TO PERMIT PARKING
 WITHIN 0' FROM A STREET RIGHT-OF-WAY IN LIEU OF
 THE REQUIRED 8'.

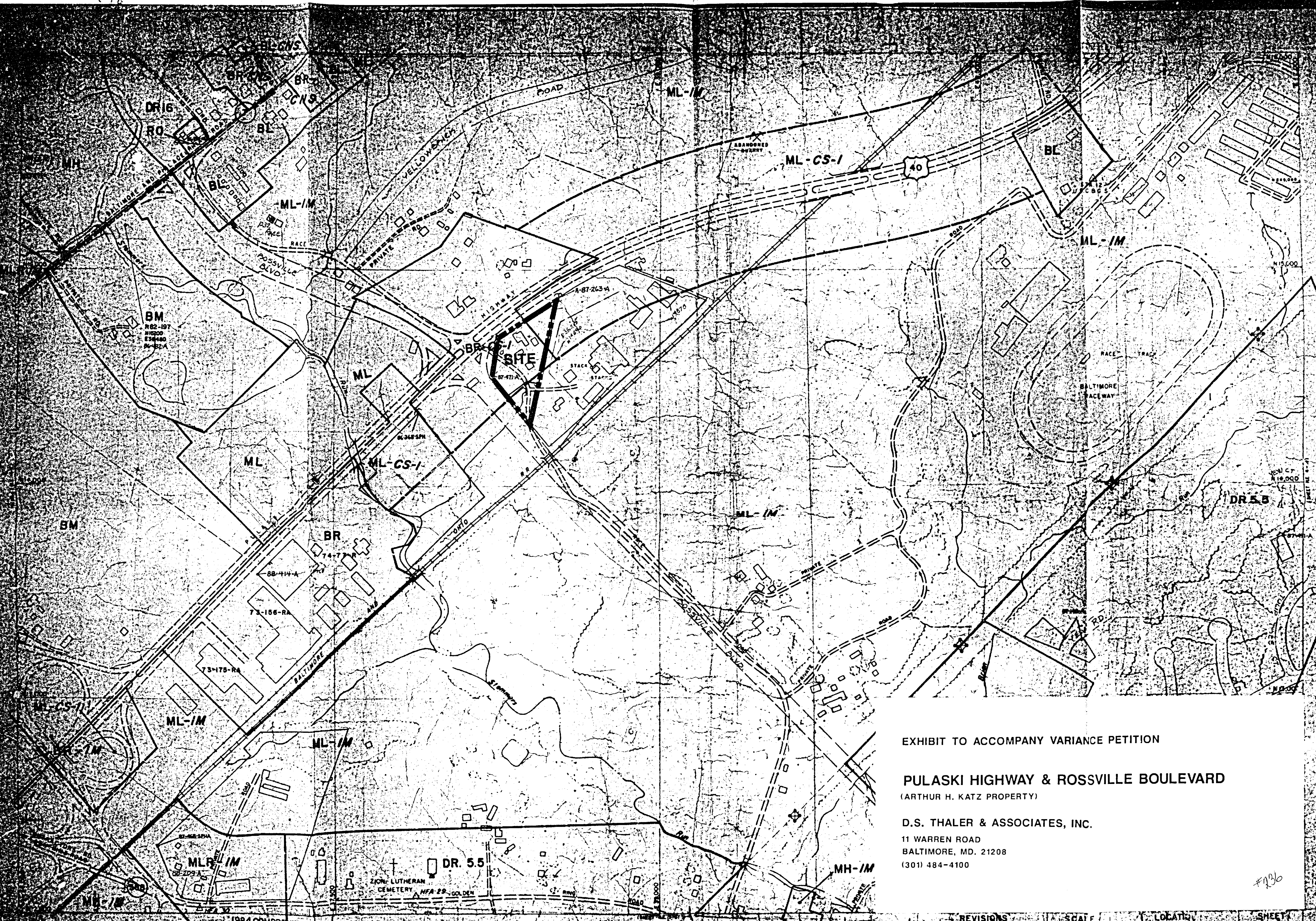


EXHIBIT TO ACCOMPANY VARIANCE PETITION

PULASKI HIGHWAY & ROSSVILLE BOULEVARD
(ARTHUR H. KATZ PROPERTY)

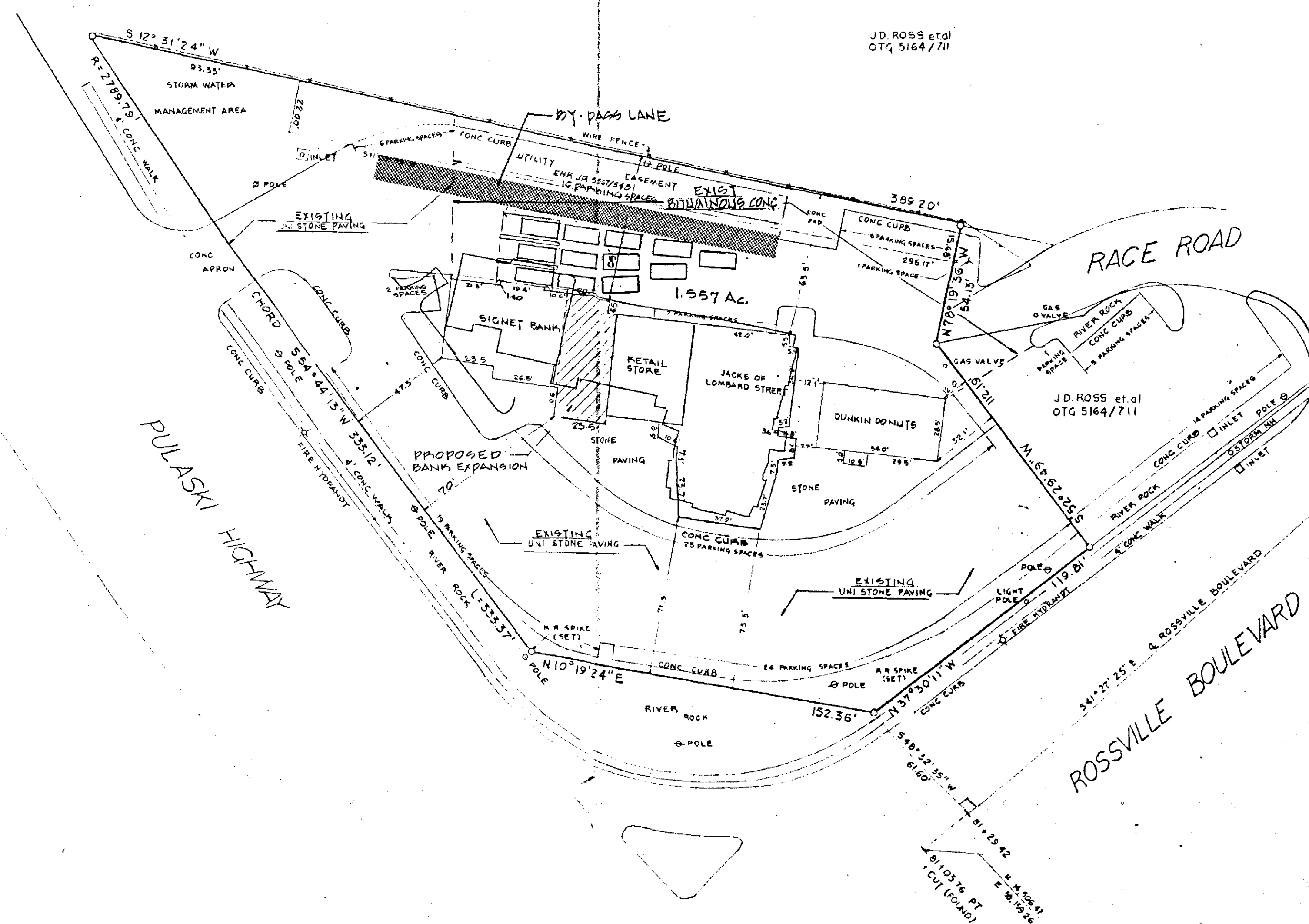
D.S. THALER & ASSOCIATES, INC.
11 WARREN ROAD
BALTIMORE, MD. 21208
(301) 484-4100

7936

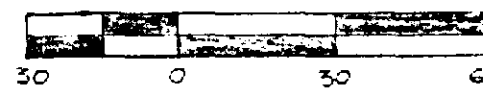
1964 COMPREHENSIVE ZONING MAP
ADOPTED BY THE
BALTIMORE COUNTY COUNCIL
NOV. 13, 1964
BILL NOS. 133-84, 134-84, 135-84,
136-84, 137-84
CHAIRMAN, COUNTY COUNCIL

**PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA
OFFICIAL ZONING MAP**

REVISIONS			SCALE	LOCATION	SHEET
NO.	BY	DATE			
			1" = 200'	ROSSVILLE CYCLE II, ITEM 20 (NORTHEAST AREA)	11 E. 40 UPPER
			DATE OF PHOTOGRAPHY APRIL 1965		
Topography Compiled By Photogrammetric Methods AERO SERVICE CORPORATION-PHILADELPHIA, PA.					



SITE PLAN
SCALE 1" = 30'



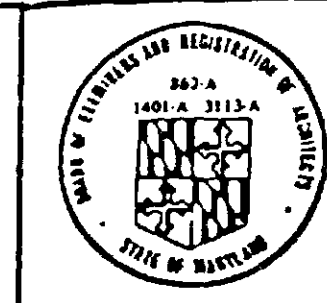
ALL SITE INFORMATION TAKEN FROM
PLAT SURVEY DONE BY:
B.S. THALER & ASSOCIATES INC.
CIVIL ENGINEERS LAND SURVEYORS
11 WARREN ROAD - BALTIMORE, MD. 21202
SURVEYED: JANUARY 10, 1987

ZONING DATA		
ZONING (EXIST)	DL	
EXIST BANK	2050 SQFT	(EXIST USE)
BANK EXPANSION	+1200 SQFT	(PROPOSED USE)
TOTAL BANK AREA	3250 SQFT	
EXIST RETAIL	2500 SQFT	
BANK EXPANSION	-1200 SQFT	
TOTAL RETAIL AREA	1300 SQFT	
AREA AC	1.557	
ELECTION DISTRICT	15	
STREET ADDRESS	8907 PULASKI HIGHWAY	
PARKING CALCULATIONS		
SIGNET BANK:	3.3 SPACES x 3250 SQFT = 11 SPACES	
RETAIL STORE:	5 SPACES x 1300 SQFT = 7 SPACES	
JACKS OF LOMBARD STREET:	20 SPACES x 3500 SQFT = 76 SPACES	
DUNKIN DONUTS:	20 SPACES x 1500 SQFT = 30 SPACES	
TOTAL NO OF PARKING SPACES REQUIRED	124	
TOTAL NO OF EXISTING PARKING SPACES	125	

REVISED 9-13-88

ALTERATIONS & ADDITIONS - ROSSVILLE BRANCH
PULASKI HIGHWAY AT ROSSVILLE BLVD.
BALTIMORE, MARYLAND

**SIGNET
BANK**



SITE PLAN	DATE 9-1-88
SMEALLIE, ORRICK AND JANKA, LTD. ARCHITECTS PLANNERS 5626 YORK ROAD BALTIMORE, MD. 21212	JOB NO 88090
DRAWING NO 1 OF C-1	